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BOSTON REDEVELOPMENT AUTHORITY
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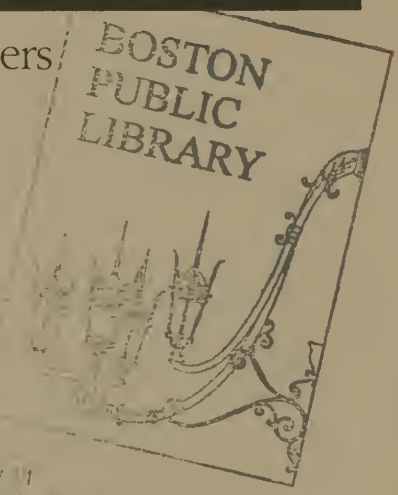
Municipal Building

Fields Corner

Information for Developers



BOSTON REDEVELOPMENT AUTHORITY
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City of Boston
Kevin H. White, Mayor
Boston Neighborhood Development Agency
John F. Weis, Director

Dorchester
B65N
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Municipal Building

The 1970s saw a new awareness of the value of the nation's neighborhoods, especially those in older urban areas. Neighborhoods and their revitalization increasingly became the center of federal, state and local government activity. Boston, with a long-standing pride in the cultural diversity of its neighborhoods, was in the forefront of this renaissance. Its neighborhoods have since been strengthened by an infusion of public and private investment in housing rehabilitation, commercial revitalization and public improvements.

To assure that Boston would add to its record of accomplishment in the decade to come, in August 1980, Mayor Kevin H. White established the Boston Neighborhood Development Agency. One of the first mandates of this new agency was to undertake major revitalization efforts in nine designated commercial districts. In launching the program during 1980-1981, over $5 million was committed from the city's Community Development Block Grant to provide low interest loans, build capital improvements and develop key under-utilized properties in these areas.

One such property is the Municipal Building in the Fields Corner business district in Dorchester. The Municipal Building is an excellent example of the Victorian Gothic style of architecture popular at the end of the nineteenth century. The structure was built in 1874 probably by City Architect George A. Clough. It is a three-story building and consists in plan of a central, three-bay pavillion, flanked by two gable ends. It is constructed of brick with limestone trim.

In addition to its architectural importance, the Fields Corner Municipal Building has civic and cultural significance. The structure has been the home of a police station, District Court and the Dorchester branch of the Boston Public Library. Presently, the building is being considered for nomination to the National Register which would make it eligible for certain tax advantages.

The Municipal Building is located at One Arcadia Street, near the intersection of Adams Street and Dorchester Avenue. The building is currently vacant and owned by the City of Boston.

Fields Corner

As a retail center, Fields Corner has seen many changes since its birth over a century ago. First the streetcar, and then the automobile made it a key link in a growing urban network of business and transportation centers, allowing the district to clearly dominate its market. Later, however, outward expansion of the city's highways - and massive suburban housing development - ushered in an era of stiff competition for downtown and urban stores.

Although this highly competitive era is still here, emerging energy and population trends are shifting the advantage again towards Fields Corner and have increased its attraction as a shopping district.

Transportation

Younger families who might have settled in the suburbs are instead beginning to buy homes in the neighborhoods around Fields Corner where housing and transportation costs are more reasonable than they are outside the city. The MBTA Red Line stops at Fields Corner and services 9200 passengers daily. Five bus lines operate daily along Fields Corner's main streets. Traffic patterns are currently being studied and new parking plans developed in order to more easily accomodate exhisting vehicular traffic.

Local Consumer Population

Besides the flow of thousands of potential shoppers by various forms of transit, an impressive consumer population lives within the immediate Fields Corner area. There are 63,000 people living within one mile and 186,000 within two miles of the business district itself.

In addition, Fields Corner is in the unique position of having an urban shopping center with a Bradlees and Purity Supreme as anchor tenants and five major banks have offices here. These are assets of which few neighborhood business districts can boast.

Public Investment in the Surrounding Area

Eighty-eight percent of the surrounding housing stock is in good to excellent condition due in part to home improvement incentives offered to local residents through the City's Housing Improvement Program. In the last six years, $1,672,639 has been spent in Dorchester to rehabilitate over 2285 residential properties. Other recent housing development in Fields Corner inlcudes three elderly housing projects, two of which will be ready for occupancy in the summer of 1981.

In addition, over $600,000 has been spent for capital improvements in the Fields Corner residential district with another $970,000 earmarked for further improvements.

Boston Neighborhood Development Agency

The Neighborhood Development Agency's Commercial Development Division has assigned a project manager to Fields Corner, as it has in each of the nine commercial revitalization districts. The project manager oversees development in the project area and coordinates the services offered by other staff members. Some of the services offered are:

Design Assistance - Architects and Landscape architects are available from NDA's Urban Design Division to furnish design support, especially to merchants who wish to upgrade and renovate their storefronts.

Financing Assistance - Loan packagers can assist investors in indentifying the best combination of private financing and public investment.NDA's new Neighborhood Commercial Development Bank and bonds obtained from the Commercial Area Revitalization District designation will make funds available at reduced interest rates to merchants and investors.

Marketing Assistance - NDA has compiled extensive marketing data which is available to potential investors. The goal of city-sponsored marketing efforts is to improve the mix of stores in a neighborhood by careful selection and upgrading of businesses, rather than merely lowering the vacancy rate.

Security Programs - Police foot patrols are scheduled to begin in April 1981 with a budget of $100,000 for the year.

Field Services -Extensive information on available development sites, local labor supply and other demographic and statistical information can be

supplied to potential investors.

Capital Improvements - The City has allocated over $600,000 to the Fields Corner business district for street and sidewalk improvements, new street lighting and landscaping. This work is scheduled to be completed in 1981.

Parking - The Neighborhood Development Agency has applied for $100,000 in Year VII Community Development Block Grant funds for off-street parking. One possible location for this parking area is behind the storefronts at 1443 Dorchester Avenue. If the request is approved, developers may negotiate leasing arrangements with the City.

Development Objectives

Investors who are interested in developing the Fields Corner Municipal Building should try to meet NDA's development objectives which include the following:

1. Preserve the Municipal Building and develop it in such a manner as to help in the revitalization of Fields Corner.
2. Maintain and restore the architectural character of the building.
3. Conform to the Design Guidelines for Commercial Property Improvement established for Fields Corner.

For further information about the development potential of the Municipal Building or of the Fields Corner business district please contact the project manager, Daniel Carleton, at 482-3130.

Developer Proposals

SUMMARY

The Public Facilities Commission is accepting proposals for the sale and/or lease of the land and building known as the Municipal Building located at 1 Arcadia Street in the Fields Corner section of Boston.

This document has been prepared to provide essential information required for the submission of the proposal. The first phase of all proposals shall be a "Letter of Intent". The requirements of which are outlined within this brochure.

Proposals should be delivered or mailed to:

Public Facilities Department
147 Milk Street -- 10th Floor
Boston, Massachusetts

The lower left hand corner of the envelope containing the "Letter of Intent" should indicate Municipal Building.

INVITATION FOR PROPOSAL

General

The Public Facilities Commission is accepting proposals for the sale and/or lease of the land and building known as the Municipal Building. The building is owned by the City of Boston, having been taken for back taxes. The building is currently vacant.

The site is identified on drawing number 1 in the appendix and contains 5000 square feet of land. The building is a three-story masonry structure.

DEVELOPMENT OBJECTIVES

Prospective developers should inspect the building and familiarize themselves with all existing conditions. They should meet the following development objectives for the building:

1. Preserve the Municipal Building and develop it in such a manner as to assist in the revitalization of the Fields Corner business district.

2. Adapt the building to accept retail, residential, commercial, office of public use (or a combination thereof).
3. Provide plans for necessary off-street parking.
4. Maintain and restore the architectural character and visual significance of the building.
5. Conform to the design guidelines established for the Fields Corner business district.

ZONING

The Municipal Building is zoned R-8 which allows for use as residential property. Proposals which depart from this will require either zoning variance or zoning change.

All proposals should conform to Boston's zoning requirements. Proposals should clearly state if any variance or zoning appeals will be required.

BUILDING AND SITE DESCRIPTION

Name: Municipal Building
Address: 1 Arcadia Street
Year Built: 1874
Building Area: 4,000 square feet per floor
General Building Description: 3-story masonry structure with full basement

PARKING OPTIONS

Developers will be responsible for securing any and all off-street parking necessary for the development of the property.

HISTORIC DESIGNATION

At the present time, historical research is underway by both the Boston Landmarks Commission, the Neighborhood Development Agency and the building may eventually be granted historical designation.

LETTER OF INTENT

After necessary investigation, interested developers should submit a "Letter of Intent" describing:

1. The proposed use of the building
2. Means of financing the proposed project
3. Physical improvements contemplated for the property
4. Developer's experience and qualifications
5. Proposed purchase or leasing arrangements (subject to negotiations)

"Letters of Intent" will be reviewed and selected developers will be invited to submit more detailed development proposals. "Letters of Intent" should be submitted no later than May 15, 1981 to:

Public Facilities Department
147 Milk Street -- 10th Floor
Boston, Massachusetts

CONTENT OF PROPOSAL

Each proposal submitted must have the following documentation to be acceptable for evaluation:

1. Offer to purchase and/or lease land, building, and parking (if applicable).
2. Proposed renovation/rehabilitation building plan (interior and exterior, including facade treatment and elevations).
3. Proposed parking plans.
4. Analysis of estimated costs for renovation/rehabilitation of the existing building and parking.
5. Summary and photographs of projects which have been completed by the prospective developers and their architects.
6. Method of financing purchase or lease and renovation/rehabilitation of the property.
7. Program for implementation of the proposal including estimated timetable for completion thereof and occupancy of the building.

All drawings shall be of sufficient scale to clearly indicate the requirements stated above. While sketch plans and conceptual drawings are acceptable, they must be complete enough for review of the proposal.

INSPECTION OF THE BUILDING

The Municipal Building may be inspected by contacting Michael Killion at 725-4824.

EVALUATION PROCEDURE AND NAMING OF DEVELOPER

1. Letters of Intent received on May 15, 1981 and selected developers invited to submit more detailed proposals.
2. Proposals received on June 18, 1981 and reviewed by the Commercial Development Division of the Boston Neighborhood Development Agency and by the Public Facilities Department.
3. Report submitted to the Director of the Boston Neighborhood Development Agency and the Director of the Public Facilities Department.
4. Public meeting week of June 20, 1981.
5. Developer named, pending approval of the Public Facilities Commission before the July meeting of the Public Facilities Commission. Developer will submit a certified check or performance bond in the amount of $1,000 (one thousand dollars) to insure that the project begins forthwith. If the developer does not proceed with the development plans in or

within 6 months of his final designation as developer, his surety will be forfeited to the City of Boston. Any time extensions requested by the developer will be reviewed and the merits of his request determined.

6. First vote of the Public Facilities Commission (designation of developer) in July, 1981.
7. Second vote of the Public Facilities Commission (Intent to Sell) in August, 1981.
8. Final vote of the Public Facilities Commission and transfer of deed to the developer in September, 1981.

ADDITIONAL INFORMATION

Broker's Fees

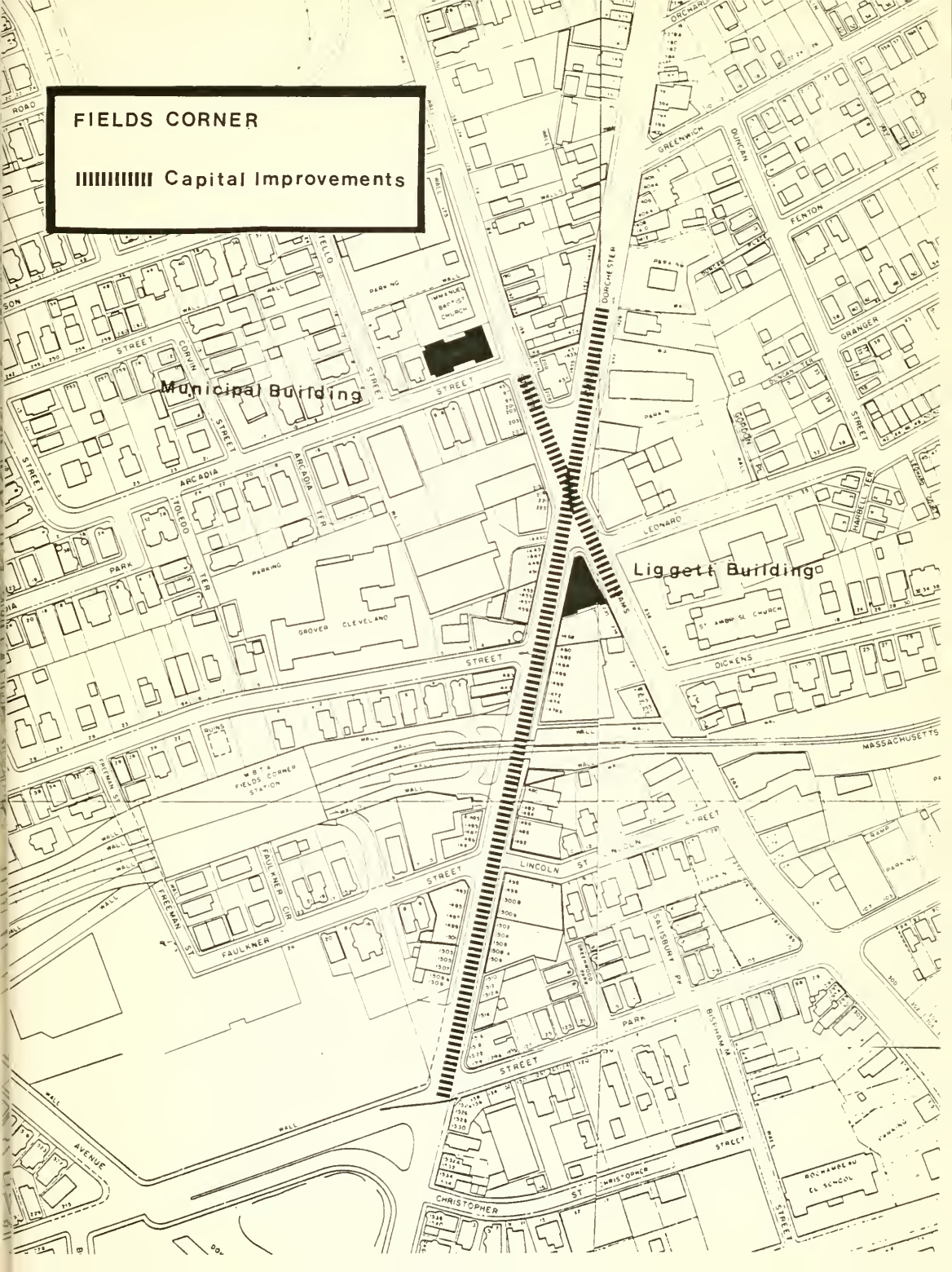
There will be no broker's fees paid by the City of Boston.

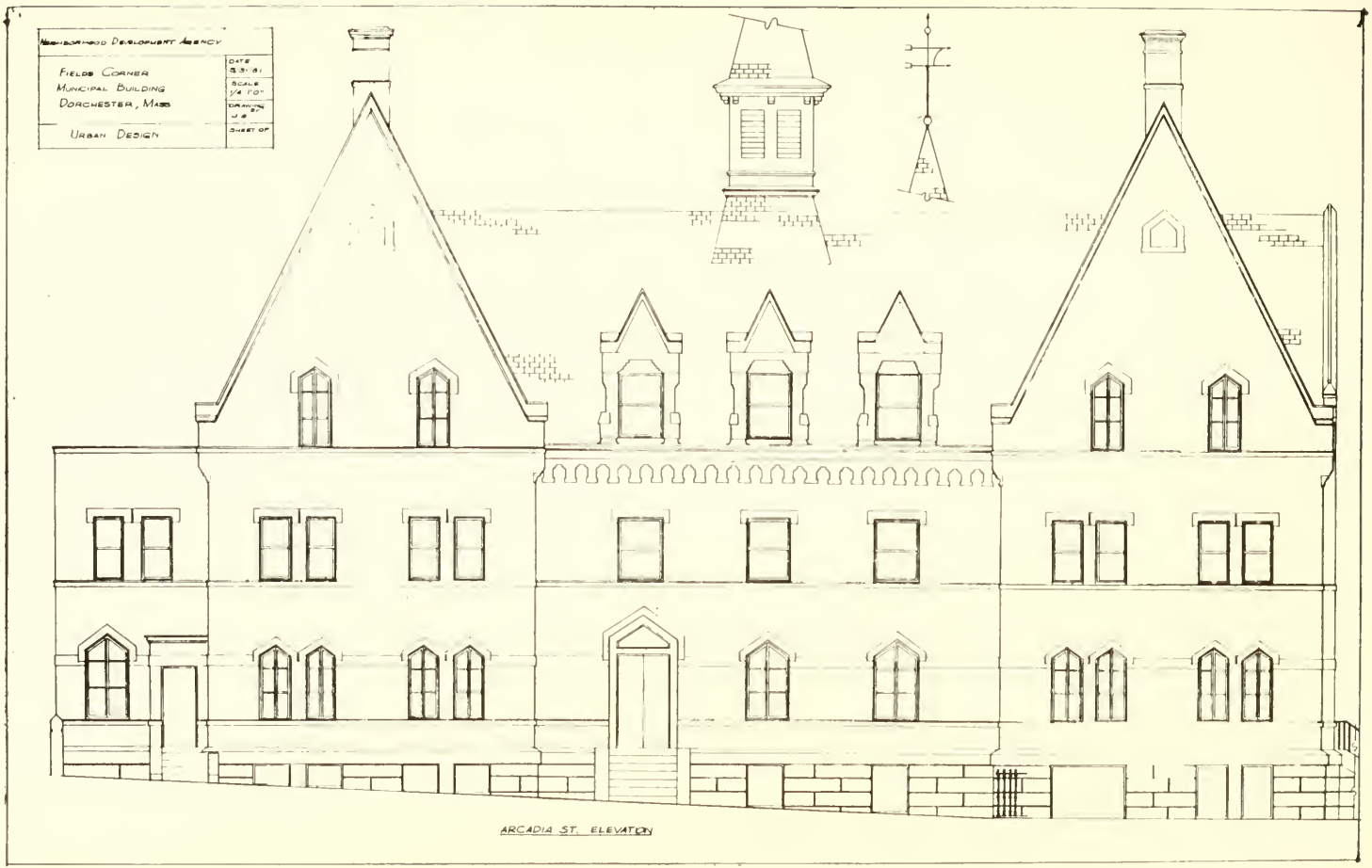
Forms

There are no established forms to be used for submission of proposals.

Questions

Questions should be directed to the Public Facilities Department at 725-4824.


FIELDS CORNER
Capital Improvements
Municipal Building
Liggett Building
DORCHESTER
MASSACHUSETTS
AVENUE
CHRISTOPHER ST
LINCOLN ST
FAULKNER
FREEMAN ST
ARCADIA
PARK
DICKENS
LEONARD
GRANGER
FENTON
GREENWICH
DUNCAN
GORDON
STREET


NEIGHBORHOOD DEVELOPMENT AGENCY
FIELDS CORNER
MUNICIPAL BUILDING
DORCHESTER, MASS
URBAN DESIGN
DATE
3-31-81
SCALE
1/4 1'0"
DRAWING
4
SHEET OF
ARCADIA ST. ELEVATION

ADAMS ST ELEVATION

NEIGHBORHOOD DEVELOPMENT AGENCY	
FIELDS CORNER MUNICIPAL BUILDING DORCHESTER MASS	DATE 8/21/01
	SCALE 1/4"-1'-0"
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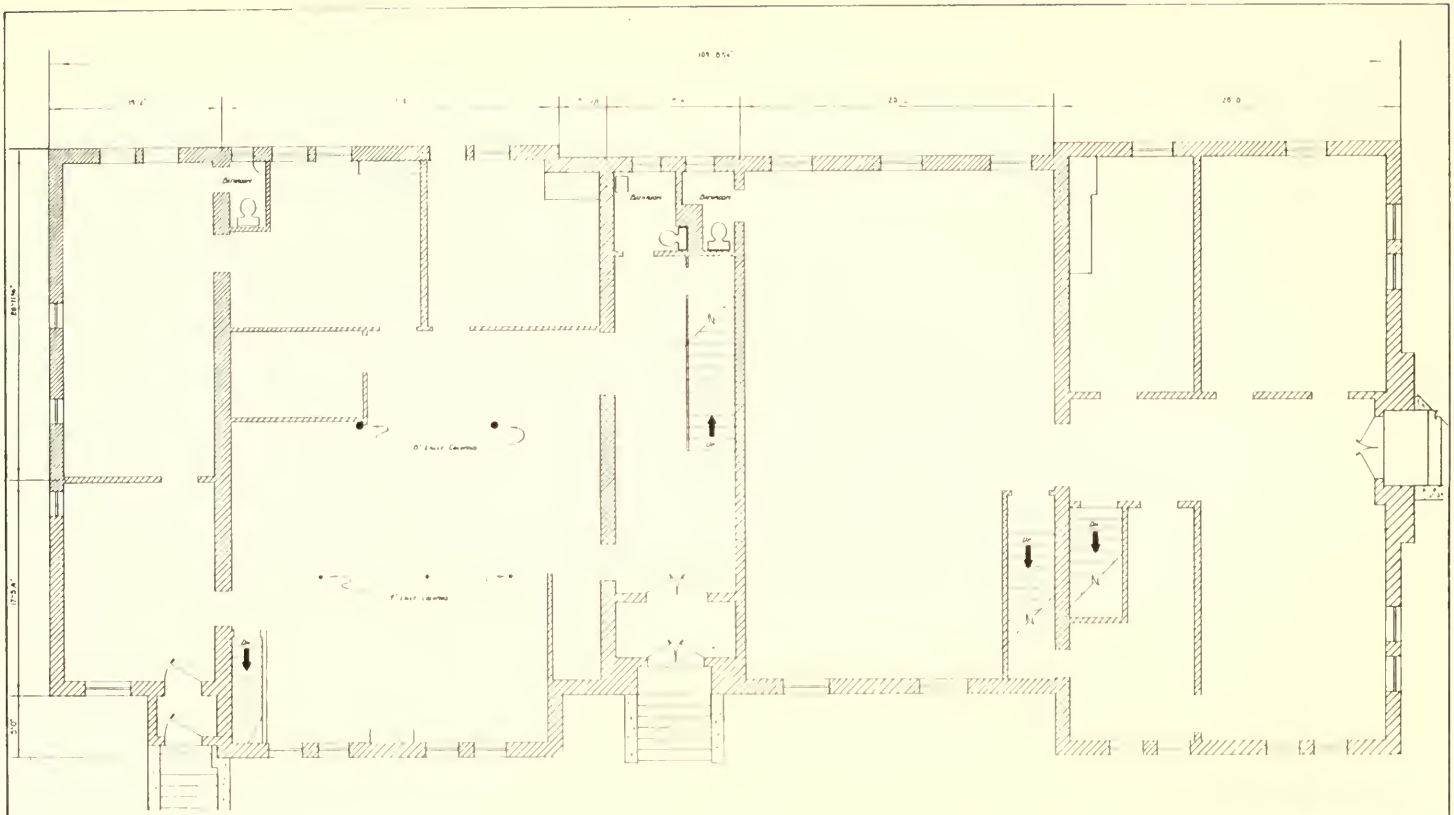

FIRST FLOOR PLAN

VERMONTVILLE DEVELOPMENT AGENCY

FIELDS CORNER
MUNICIPAL BUILDING
DORCHESTER, MASS.

URBAN DESIGN

DATE: 3/30/81
SCALE: 1/8"=1'-0"
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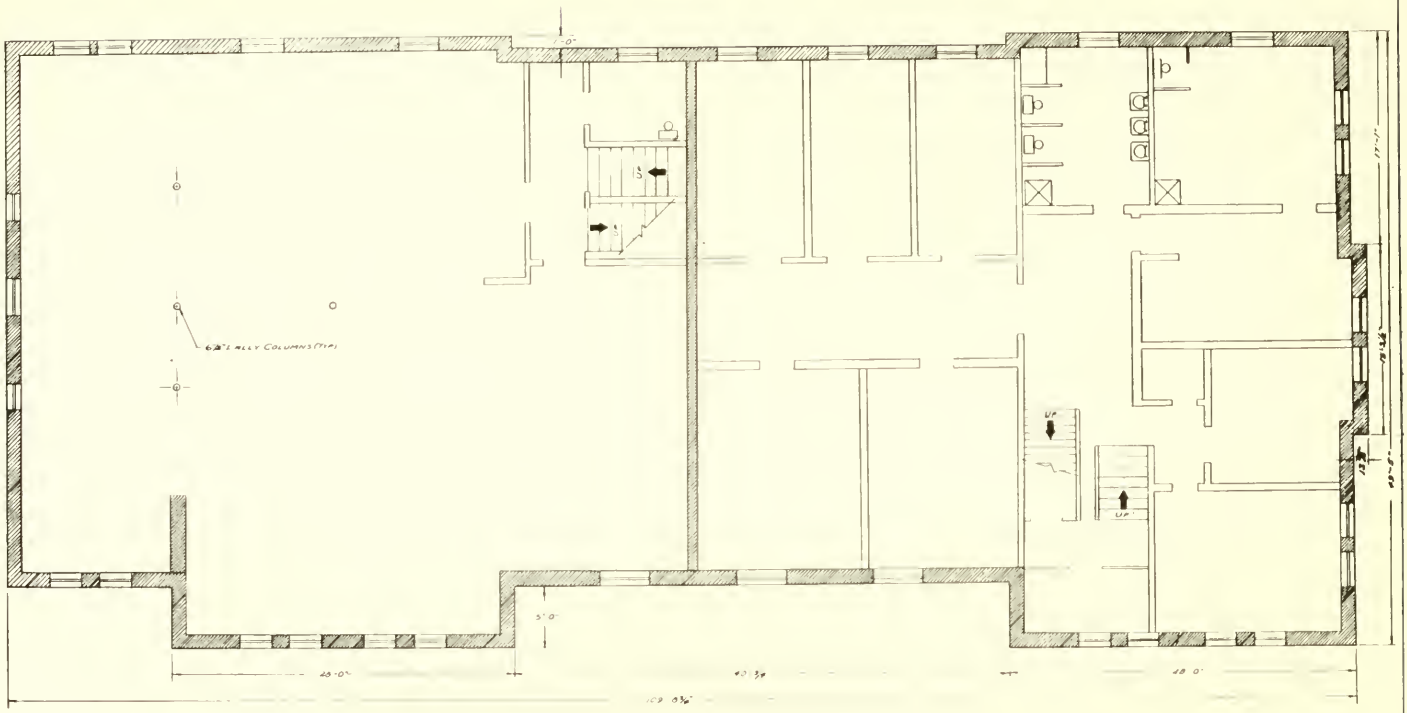
SHEET NO.



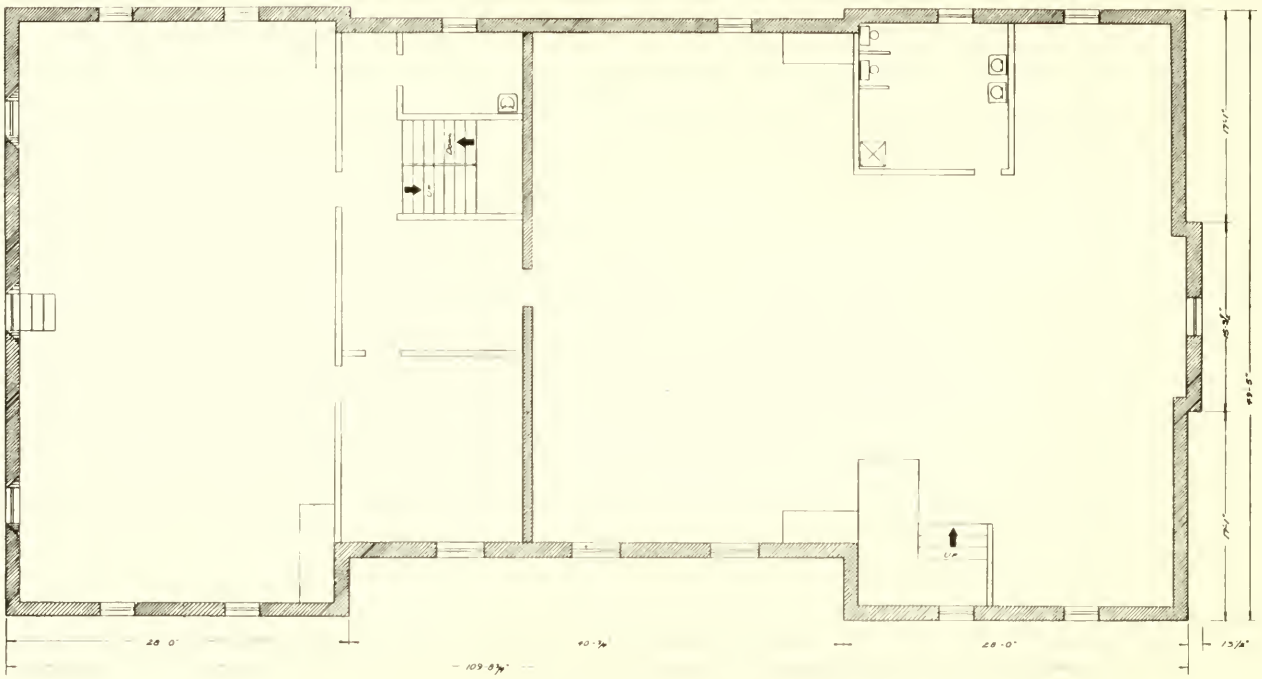
SECOND FLOOR

1 ARCADIA STREET

NEIGHBORHOOD DEVELOPMENT AGENCY

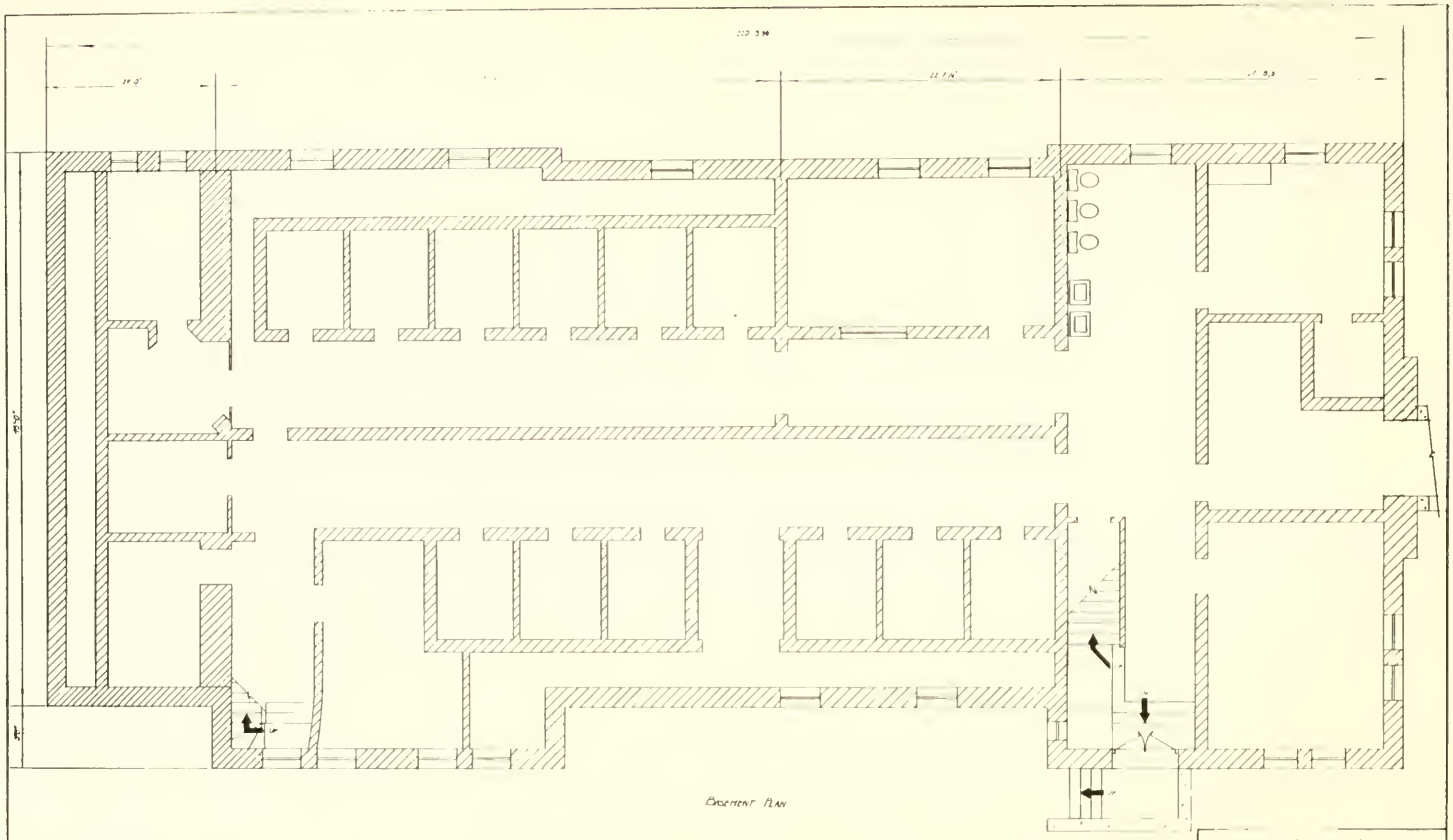
FIELDS CORNER MUNICIPAL BUILDING DORCHESTER, MASS

URBAN DESIGN



THIRD FLOOR
LAFAYETTE STREET

NEIGHBORHOOD DEVELOPMENT AGENCY	
FIELDS CORNER MUNICIPAL BUILDING DORCHESTER MASS	DATE APRIL 1961 SCALE 1/8" = 1'-0" DRAWN BY: D.J.M.
URBAN DESIGN	SHEET 3 OF 7



BASEMENT PLAN

NEIGHBORHOOD DEVELOPMENT AUTHORITY

FIELDS CORNER
MUNICIPAL BUILDING
DORCHESTER MASS

URBAN DESIGN

DATE 1 8 81

SCALE 1/8" = 1'-0"

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